138.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	947,400 / 947,400
					USE VALUE:	947,400 / 947,400
					ASSESSED:	947,400 / 947,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		BRUNSWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHUELER ROBERT L--ETAL
Owner 2:	SCHUELER DOLORES
Owner 3:	
Street 1:	42 BRUNSWICK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 2285 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6803.000	385,100	600	561,700	947,400
Total Card	0.156	385,100	600	561,700	947,400
Total Parcel	0.156	385,100	600	561,700	947,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.65 /Parcel: 414.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88773

GIS Ref

GIS Ref

Insp Date 09/29/17

!10699!

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	385,100	600	6,803.	561,700	947,400		Year end	12/23/2021
2021	101	FV	374,000	600	6,803.	561,700	936,300		Year End Roll	12/10/2020
2020	101	FV	374,200	600	6,803.	561,700	936,500	936,500	Year End Roll	12/18/2019
2019	101	FV	298,200	600	6,803.	592,900	891,700	891,700	Year End Roll	1/3/2019
2018	101	FV	279,600	0	6,803.	436,900	716,500	716,500	Year End Roll	12/20/2017
2017	101	FV	279,600	0	6,803.	418,100	697,700	697,700	Year End Roll	1/3/2017
2016	101	FV	279,600	0	6,803.	386,900	666,500	666,500	Year End	1/4/2016
2015	101	FV	272,700	0	6,803.	324,500	597,200	597,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:12:44

LAST REV

Date	Time
01/18/18	09:03:59
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10699

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19851-422		5/1/1989		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	88773
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2017	279	Solar Pa	12,434	C				
2/15/2013	208	Solar Pa	20,800					
4/21/1993	122	Manual	1,200					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	Meas/Inspect	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
2/26/2000	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6803		Sq. Ft.	Site		0	90.	0.92	10									561,684						561,700	

Total AC/HA:	0.15618	Total SF/SM:	6803	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	561,684	Spl Credit		Total:	561,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20147061
Const Adj.:	0.98598552
Adj $ / SQ:	154.002
Other Features:	103225
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	523274
Depreciation:	138144
Depreciated Total:	385130

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

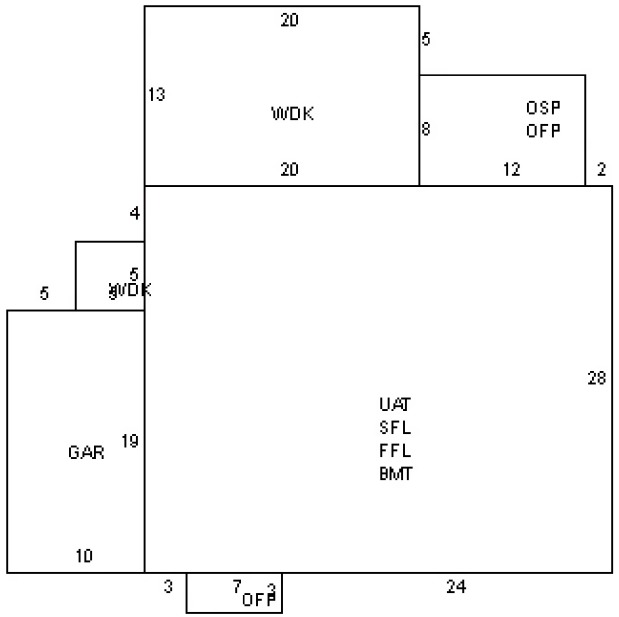
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.40
Special Features:	0	Val/Su Net:	101.82
Final Total:	385100	Val/Su SzAd	202.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	952	52.110	49,613
FFL	First Floor	952	154.000	146,610
SFL	Second Floor	952	154.000	146,610
WDK	Deck	285	9.380	2,672
UAT	Upper Attic	238	61.600	14,661
GAR	Garage	190	27.760	5,275
OFP	Open Porch	117	30.170	3,530
OSP	Screen Porch	96	36.540	3,508
	Net Sketched Area:	3,782	Total:	372,479

Size Ad	1904	Gross Area	4496	FinArea	2285

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	2000	4.59	T	15.2	101			600			600
2	Frame Shed	D	Y	1	8X10	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc